

---

**City of Florence Planning Commission**  
Florence City Hall  
250 Hwy 101  
Florence, OR 97439  
541-997-8237  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

---

February 10, 2015

**AGENDA**  
**RETIRING COMMISSION**

7:00 p.m.

---

Commissioners: Cheryl Hoile, Chairperson  
Curt Muilenburg, Vice-Chairperson Robert Bare  
Alan Burns John Murphey

---

With 48 hour prior notice, an interpreter and/or TDY: 541-997-8237, can be provided for the hearing impaired.  
This meeting location is wheelchair accessible.

---

**CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE**

7:00 p.m.

**1. APPROVAL OF AGENDA**

Cheryl Hoile  
*Chairperson*

**2. APPROVAL OF MINUTES**

Consider approval of the Planning Commission meeting minutes of January 13, 2015 and January 27, 2015.

Cheryl Hoile  
*Chairperson*

**PUBLIC HEARING ITEM**

- 3. RESOLUTION PC 14 16 DR 01 – WHISPERING PINES:** Consider a request by Jerry Prater Construction for approval of a Design Review application to construct 24 multi-family dwellings in six buildings between 11<sup>th</sup> and 12<sup>th</sup> Streets, east of Hemlock Street, Assessor's Map 18-12-27-42 Taxlots 00300, 00400, & 00500.

Cheryl Hoile  
*Chairperson*

**ADJOURN**

---

**RECEPTION – FOLLOWING ADJOURNMENT**

Please join the City Staff in a short reception, thanking our outgoing Chairperson for her dedicated service to our community, and welcoming our incoming Commissioner. Refreshments will be served.

---

## PUBLIC HEARING PROCEDURE

The Planning Commission must make its decision based on facts. Prior to the hearing, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request more time to present additional evidence, arguments or testimony regarding the application.

- A. Open Hearing
  - *Planning Commissioners declare any conflicts of interest, bias, ex-parte contacts and site visits.*
  - *Public may challenge a Commissioner's impartiality in making the decision.*
- B. Staff Report
- C. Applicant's Presentation
- D. Testimony

*The Planning Commission will hear testimony from those in favor of the proposal, those against the proposal, and those that are neutral but have a comment. Copies of written testimony submitted for the hearing have been distributed to the Planning Commission. When you go to the table to testify, sign in (please write legibly) and state your name. If someone has made statements with which you agree, please come forward, sign in and just state that you agree with those comments. You do not need to restate the previous comments.*

  - Proponents
  - Opponents
  - Neutral – Interested Persons
  - Rebuttal from Applicant
- D. Staff Response and Recommendation
- E. Close of Hearing
- F. Commission Deliberation - Direction to Staff or Decision
- G. 1<sup>st</sup> and 2<sup>nd</sup> on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion